

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FEES:

Number of Sites : (1)
D.R.E.R.	\$1,872.00
Plus \$10.90 per site in excess of 6 sites	\$0.00
D.R.E.R. enviromental	\$210.00
PRINT	\$2,082.00

FOR OFFICIAL USE ONLY:

Agenda Date: 9-18-15
Tentative No.: T- 23674-1-NEW
Received Date: 9-8-15

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 'Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade County Sec.: 4 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

- Name of Proposed Subdivision: Alcazar Apartments
- Owner's Name: Alcazar Development Group, LLC Phone: 305-992-6527 305-772-6191
Address: 7520 SW 57 Ave Suite F City: Miami State: Fla Zip Code: 33143
Owner's Email Address: justo@alcazardg.com & jj@alcazardg.com
- Surveyor's Name: E.R. Brownell & associates, Inc. Phone: 305-860-3866
Address: 2525 SW 27th Ave #100 City: Miami State: Fla Zip Code: 33133
Surveyor's Email Address: alopez@ebrownell.com
- Folio No(s): 30-7904-000-0060 / ____ / ____
- Legal Description of Parent Tract: SE 1/4, NW 1/4, NE 1/4, Less South 25' Section 4
Township 57 South, Range 39 East, Dade County, Fl
- Street boundaries: SW 150th Avenue and SW 284th Street
- Present Zoning: LCUC Zoning Hearing No.: ASPR 201500109
- Proposed use of Property: 216
Single Family Res.(____ Units), Duplex(____ Units), Apartments(288 Units), Industrial/Warehouse(____ Square Ft.),
Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in F.S. 775.082 or F.S. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Justo L. Fernandez
Managing Director

BEFORE ME, personally appeared Justo L. Fernandez this 13 day of August, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein/Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 13 day of August, 2015 A.D.

Signature of Notary Public: _____

(Print, Type name here: _____)



ALINA O. FERNANDEZ
MY COMMISSION # FF 063324
EXPIRES: October 15, 2017
Bonded Thru Budget Notary Services

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

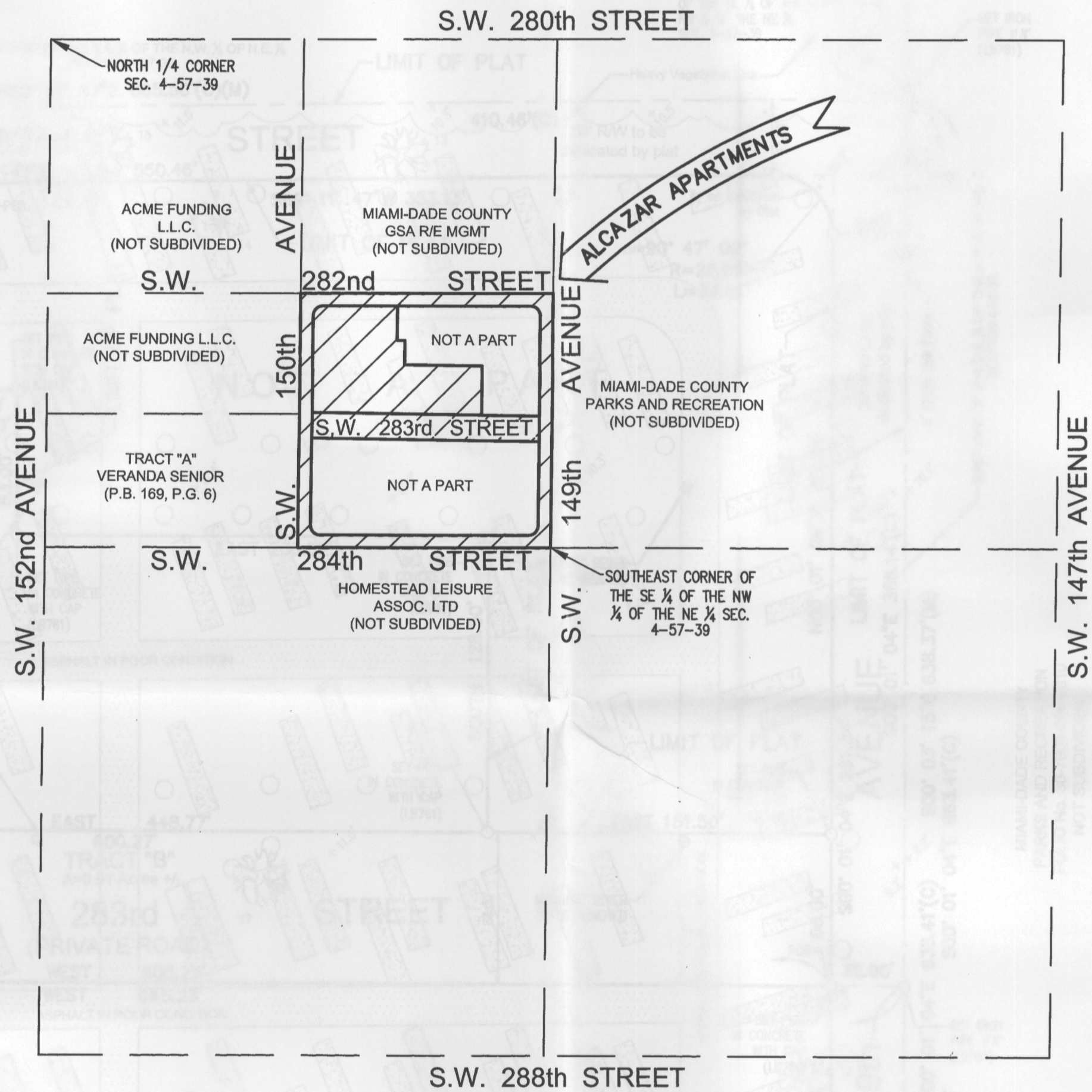
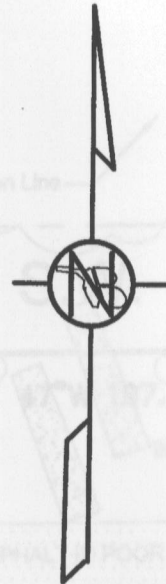
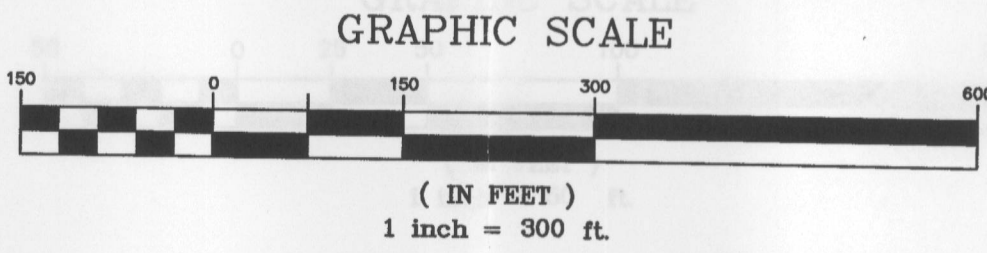
TENTATIVE PLATT-23674-5-REV
NAME:ALCAZAR APARTMENTS
SEC.04 TWP.57 RGE.39 / DIST.9
ZONING: UNINCORPORATED MIAMI-DADE

ALCAZAR APARTMENTS

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4
OF SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2525 SW 27th AVENUE
PHONE: (305) 860-3866
CERTIFICATION No. LB 761

LAND SURVEYORS
Miami, Florida, 33133
FAX: (305) 860-3870
JOB NUMBER: 57858



LOCATION MAP
SCALE 1" : 300'

A Portion of the Northeast 1/4 in
Section 4, Township 57 South, Range 39 East,
Miami-Dade County, Florida

LEGAL DESCRIPTION:

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS the South 25 feet thereof for road right of way, AND LESS

That portion of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East; thence run North 89°11'47" East along the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 295.04 feet to a point; thence run South (South 00°00'00" East) for a distance of 33.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South for a distance of 89.88 feet to a point; thence run East for a distance of 20.50 feet to a point; thence run South for a distance of 63.00 feet to a point; thence run East for a distance of 206.52 feet to a point; thence run South for a distance of 128.50 feet to a point; thence run East for a distance of 151.50 feet to a point of intersection with a line which 32.00 feet West of and parallel with the East line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4; thence run North 00°01'04" West parallel with the East line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 251.34 feet to a point of curvature with a circular curve concave to the Southwest having a radius of 25.00 feet and a central angle of 89°47'59"; thence run Northwesterly along the arc of said curve to the left, for an arc distance of 39.61 feet to a point of tangency with a line which lies 33.00 feet South of and parallel with the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4; thence run South 89°11'47" West along a line which lies 33.00 feet South of and parallel with the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 353.13 feet to the Point of Beginning; AND LESS

That portion of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East; thence run North 89°11'47" East along the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 669.50 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4; thence run South 00°01'04" East along the East line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 386.14 feet to a point; thence run West (North 00°00'00" West) for a distance of 32.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run North 00°01'04" East along a line which is 32.00 feet West of and parallel with the East line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 220.03 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 25.00 feet and a central angle of 89°14'34"; thence run Southwesterly along the arc having a radius of 25.00 feet and a central angle of 89°14'34"; thence run Northwesterly along the arc of said curve to the left, for an arc distance of 38.54 feet to a point of tangency with a line which lies 33.00 feet North of and parallel with the South line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4; thence run South 89°11'47" West along a line parallel with the South line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 550.16 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 89°42'34"; thence run Northwesterly along the arc of said curve to the left, for an arc distance of 39.59 feet to a point of tangency with a line which lies 33.00 feet East of and parallel with the West line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4; thence run North 00°02'57" West along a line parallel with the West line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 4, for a distance of 227.50 feet to a point; thence run East (South 00°00'00" East) for a distance of 600.23 feet to the Point of Beginning;

Containing 198,670 square feet more or less (4.56 acres more or less).

NOTES:

Number of Acres: 4.56 +/- Acres
Number of Tracts: 2
Method of Survey: Sanitary Sewer
Method of Water: Public Water
Property Zoned: Leisure City Community Urban Center (LCCUC)
Edge Sub-district
Residential (R) Land Use Designation

ASPR(A2015-000019)
Date County Flood Criteria: 6.3 +/- (Plat Book 120 at Page 13)
FEMA Base Flood Elevation: Zone X
Folio Number: 30-7904-000-0060
Number of Lot Corners: 1
Number of PSAs: 17
Number of PCs: 7

DEVELOPMENT INFORMATION:

Tract "A"-48 units and a 4314 sq. ft. ± Clubhouse
Tract "B"- Private Street and Utility Easement (Type 3 minor street / parking both sides edge)

Development and Zoning Information is based on: the Site Plan for Alcazar Apartments, Leisure City Community Urban Center prepared by Frances-Anita-Tedesco, LLC; Architecture & Planning, Sheet A-1.1, dated June 04, 2015 and last revised October 5, 2015.

PREPARED FOR:

Alcazar Development Group L.L.C.
8500 SW 8 Street, # 239
Miami, FL 33144

CONTACT PERSON INFORMATION

Name: Thomas Brownell
Telephone Number: (305) 860-3866
Fax Number: (305) 860-3870
e-mail address: tbrownell@erbrownell.com

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East, (also being the centerline of the SW 28th Street), bears North 89°11'47" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark U-778, the same being a PK Nail and Brass Washer on top of Concrete Catch Basin located 39 feet of centerline of SW 28th Street and 60 feet East of centerline of SW 152nd Avenue elevation 11.30; and Miami-Dade County Benchmark U-786 the same being a PK Nail and Brass Washer in Concrete Bulbouse located 1 foot South of centerline of SW 28th Street and 39 feet East of centerline of SW 152nd Avenue elevation 11.15 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practices set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 53-17.05(3)(b)15.5.a FAC of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to the benchmarks noted above, and meets or exceeds the Standards of Practices set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 53-17.05(3)(b)15.5.a FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) descriptions of the surrounding properties as evidenced in the Miami-Dade County Property Appraiser's Property Search Summary Report for the adjacent parcels; (iv) the adjacent plat of "Veranda Senior" as recorded in Plat Book 169 at Page 6 of the Public Records of Miami-Dade County and (v) the Miami-Dade County Township Survey for Township 57 South, Range 39 East.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. Calculated dimensions (C) are a protraction based on the Legal Description; and the Miami-Dade County Township Survey for Township 57 South, Range 39 East. Although the information depicted on the Miami-Dade County Township Survey was prepared from the best available information, Miami-Dade County assumes no responsibility for any errors or omissions.

The Subject Property does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's Flood Insurance Rate Map for Miami-Dade County, Florida and incorporated Areas Map No. 12086C0593, Community No. 120835, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area of minimal flood hazard and outside of the 0.2% annual chance floodplain.

The Subject Property currently lies within the Leisure City Community Urban Center (LCCUC). The zoning information is based on the Miami-Dade County Zoning GIS application (<http://gisweb.miamidade.gov/zoning/>) and is for reference purposes only. Verify with the Miami-Dade County Regulatory and Economic Resources Department, Development Services Division for specific requirements as to dimensional regulations, definitions and permitted uses.

This "Sketch of Boundary Survey" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=50' or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this Tentative Plat is a Boundary Survey and has been prepared under my supervision and is true and correct. I further certify that this Tentative Plat meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 53-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL AND ASSOCIATES, INC.

Thomas Brownell
Thomas Brownell, Executive Vice-President
Professional Land Surveyor No. 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

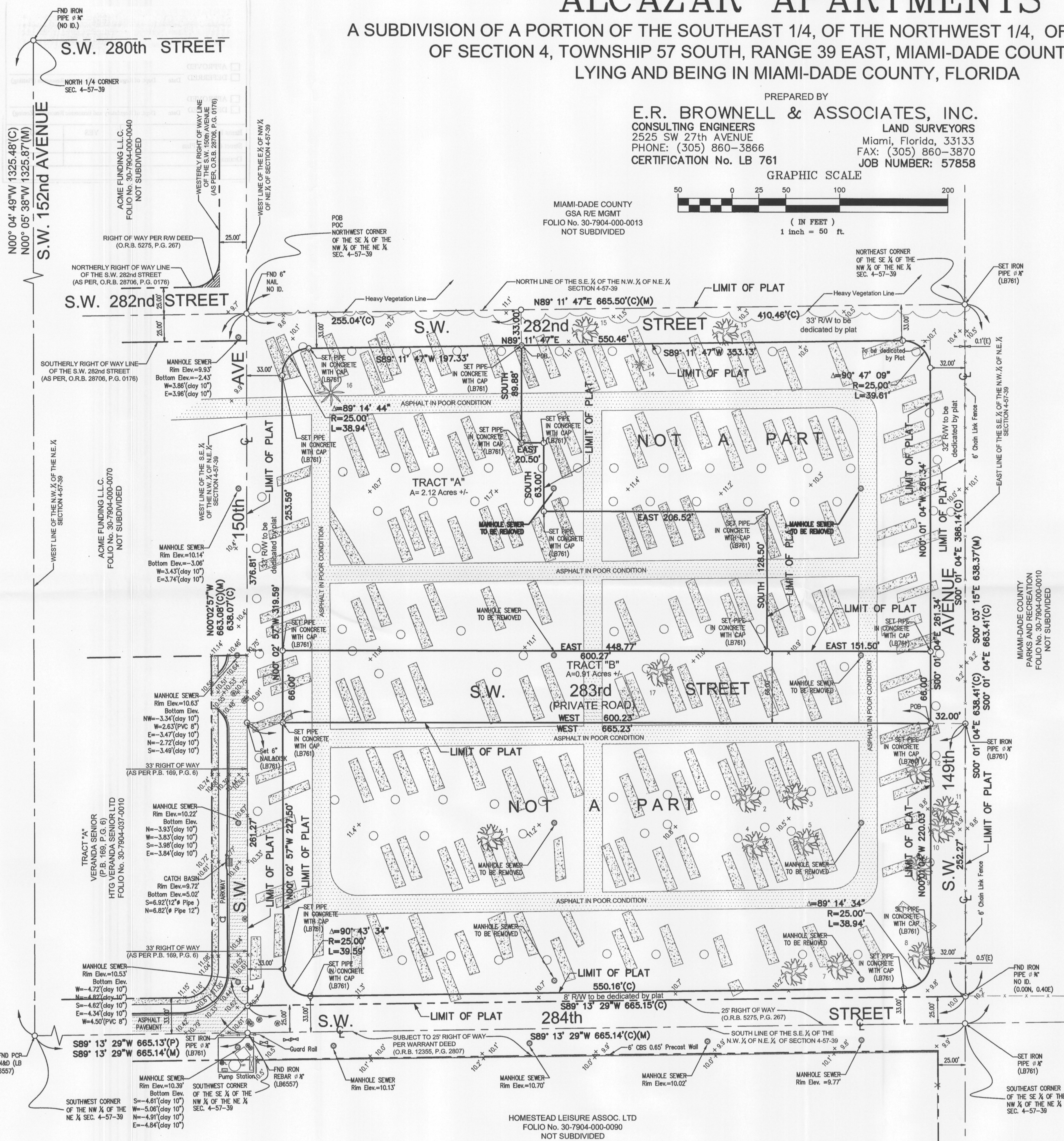
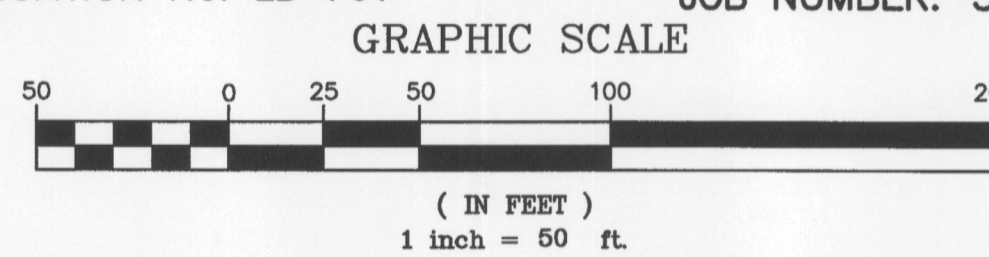
PREPARED FOR:		E.R. Brownell & Associates, Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS 2525 SW 27th Avenue 305-860-3866 WWW.ERBROWNELL.COM			
No.	Date	Apvd.	Job No.	Description	D.C. COMMENTS
1	09/22/15	TB	57858	TB	ADDITIONAL ELEV. & UPDATE BNDY
2	05/28/16	TB	57858-C	TB	REVISED LEGAL DESCRIPTION
3	06/08/16	TB	57858-C	TB	
Sheet: 1 OF 2					
J.N. 57858					
Sk. No.					
T-930					

ALCAZAR APARTMENTS

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4
OF SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2525 SW 27th AVENUE
PHONE: (305) 860-3866
CERTIFICATION No. LB 761

LAND SURVEYORS
Miami, Florida, 33133
FAX: (305) 860-3870
JOB NUMBER: 57858



Note: All concrete pads and asphalt pavement to be removed

Tree #	Botanical Name	Common Name	Diameter (Inches)	Canopy (Feet)	Height (Feet)	Remarks
1	Ficus Microcarpa	Laurel Fig.	36	35	56	Poor Condition
2	Swietenia Mahagoni	West Indian Mahogany	24	25	38	Poor Condition
3	Swietenia Mahagoni	West Indian Mahogany	28	25	47	Poor Condition
4	Swietenia Mahagoni	West Indian Mahogany	26	28	44	Poor Condition
5	Swietenia Mahagoni	West Indian Mahogany	26	25	51	Poor Condition
6	Swietenia Mahagoni	West Indian Mahogany	21	20	25	Poor Condition
7	Swietenia Mahagoni	West Indian Mahogany	29	30	51	Poor Condition
8	Delonix Regia	Royal Poinciana	16	22	52	Poor Condition
9	Ficus Microcarpa	Laurel Fig.	27	35	44	Poor Condition
10	Swietenia Mahagoni	West Indian Mahogany	20	25	39	Poor Condition
11	Swietenia Mahagoni	West Indian Mahogany	50	25	44	Poor Condition
12	Swietenia Mahagoni	West Indian Mahogany	29	25	44	Poor Condition
13	Swietenia Mahagoni	West Indian Mahogany	30	30	47	Poor Condition
14	Sabal Palmetto	Sabal Palm	0	8	14	Good Condition
15	Ficus Aurea	Strangler Fig. **	24	35	52	Poor Condition
16	Roystonia Regia	Royal Palm	13	35	19	Moderate Condition
17	Swietenia Mahagoni	West Indian Mahogany	35	35	46	Poor Condition

The identification of the trees and tree details as noted herein are based on Appendix A of the Tree Resource Evaluation report dated August 6, 2015, prepared for Alcazar Development Group, by Jeff Shimoski, President of Tropical Designs of Florida, and an ISA Certified Arborist.
DBH: Diameter at breast height (height used to define DBH was 4.5 feet above grade)

SYMBOL LEGEND

- Manhole Sanitary
- Catch Basin
- Approximate Utility Connection Point
- Sewer Valve
- Water Valve
- Fire Hydrant
- Concrete Slab in Poor Condition
- Asphalt Pavement

ABBREVIATION

- Conc. Concrete
- Sq Ft Square Feet
- Cor. Corner
- (C) Calculated
- (M) Measured
- (D) Description
- FIP Found Iron Pipe
- FND Found Rebar
- Sec Section
- R/W Right-of-Way
- CL Centerline



E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
2525 SW 27th Avenue
305-860-3866
WWW.ERBROWNELL.COM

PLS/PSW No. 2891
F.B. 1192
Date: 03-03-15
Certification No. LB761

ALCAZAR DEVELOPMENT GROUP L.L.C.

PREPARED FOR:

No.	Date	App'd	Job No.	Description
1	08/22/15	JB	57858	D.C. COMMENTS
2	08/28/16	TB	57858-C	ADDITIONAL ELEV. & UPDATE BNDY
3	06/08/16	TB	57858-C	REVISED LEGAL DESCRIPTION
Sheet: 2 OF 2				
J.N. 57858				
Sk. No.				
T-930				

ALCAZAR APARTMENTS

TENTATIVE PLAT NO. **23674-5-REV.**

Sec. 4

Twp. 57

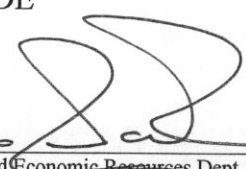
Rge. 39

Municipality: MIAMI-DADE

Zoned: LCUC

RECOMMENDS

APPROVAL

12-23-16 
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS

APPROVAL

12-23-16 
Date. Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the requirements checked below:

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Concurrency capacity reservation is valid until September 29, 2017 if tentative plat is kept active.

☒ Tentative Plat valid until June 30, 2017

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 6-3 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ **The construction of a southbound lane along SW 150th Avenue from SW 280th Street to SW 282nd Street is required prior to recordation of this plat.**

☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

☒ **A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval.**

☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.

☒ Property Owners Association agreement for maintenance of private road and common areas is required.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.**

☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submittal. (DRER)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS.** (<http://www.miamidade.gov/platstatus>)